

AGENDA
Special Meeting of the Governing Body of the
Alameda Reuse and Redevelopment Authority

Alameda City Hall
Council Chamber, Room 391
2263 Santa Clara Avenue
Alameda, CA 94501

Tuesday, December 20, 2005
Meeting will begin at 5:30 p.m.

- 1. ROLL CALL**
- 2. ADJOURNMENT TO CLOSED SESSION OF THE ARRA TO CONSIDER :**
 - 2-A. CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION
INITIATION OF Litigation Pursuant to Subdivision (c) of Section 54956.9**
 - 2-B. CONFERENCE WITH REAL PROPERTY NEGOTIATOR:**

Property:	Alameda Naval Air Station
Negotiating parties:	ARRA, U.S. Navy, and Alameda Point Community Partners
Under negotiation:	Price and Terms

Announcement of Action Taken in Closed Session, if any.

3. ADJOURNMENT

Notes:

- Sign language interpreters will be available on request. Please contact the ARRA Secretary at 749-5800 at least 72 hours before the meeting to request an interpreter.
- Accessible seating for persons with disabilities (including those using wheelchairs) is available.
- Minutes of the meeting are available in enlarged print.
- Audio tapes of the meeting are available for review at the ARRA offices upon request.



CITY OF ALAMEDA • CALIFORNIA

SPECIAL MEETING OF THE CITY COUNCIL
TUESDAY - - - DECEMBER 20, 2005 - - - 5:31 P.M.

Time: Tuesday, DECEMBER 20, 2005, 5:31 p.m.

Place: City Council Chambers Conference Room, City Hall, corner
of Santa Clara Avenue and Oak Street.

Agenda:

1. Roll Call.

2. Public Comment on Agenda Items Only.

Anyone wishing to address the Council on agenda items only,
may speak for a maximum of 3 minutes per item.

3. Adjournment to Closed Session to consider:

3-A. CONFERENCE WITH LEGAL COUNSEL - ANTICIPATED LITIGATION

Significant exposure to litigation pursuant to subdivision (b)
of Section 54956.9

Number of cases: One.

3-B. CONFERENCE WITH LABOR NEGOTIATORS

Agency Negotiators: Marie Gilmore and Frank Matarrese.

Employee: City Attorney.

4. Announcement of Action Taken in Closed Session, if any.

Adjournment


Beverly Johnson, Mayor



CITY OF ALAMEDA • CALIFORNIA

SPECIAL JOINT MEETING OF THE CITY COUNCIL
AND COMMUNITY IMPROVEMENT COMMISSION
TUESDAY - - - DECEMBER 20, 2005 - - - 7:25 P.M.

Location: **Council Chambers**, City Hall, Santa Clara Ave. and Oak St.

Public Participation

Anyone wishing to address the Council/Commission on agenda items or business introduced by Councilmembers/Commissioners may speak for a maximum of 3 minutes per agenda item when the subject is before the Council/Commission. Please file a speaker's slip with the Deputy City Clerk if you wish to speak on an agenda item.

PLEDGE OF ALLEGIANCE

ROLL CALL

CONSENT CALENDAR

- 1-A. Minutes of the Special Community Improvement Commission meeting and the Joint City Council, Community Improvement Commission and Alameda and Reuse Redevelopment Authority meeting held on December 6, 2005. (City Clerk)
- 1-B. Recommendation to accept the Community Improvement Commission Annual Report and authorize transmittal to the State Controller's Office and City Council. (Development Services)

AGENDA ITEMS

None.

ADJOURNMENT

Beverly Johnson, Mayor
Chair, Community Improvement
Commission



CITY OF ALAMEDA • CALIFORNIA

IF YOU WISH TO ADDRESS THE COUNCIL:

1. Please file a speaker's slip with the Deputy City Clerk and upon recognition by the Mayor, approach the podium and state your name; speakers are limited to three (3) minutes per item.
2. Lengthy testimony should be submitted in writing and only a summary of pertinent points presented verbally.
3. Applause and demonstration are prohibited during Council meetings.

AGENDA - - - - - REGULAR MEETING OF THE CITY COUNCIL
TUESDAY - - - - - DECEMBER 20, 2005 - - - - 7:30 P.M.

[Note: Regular Council Meeting convenes at 7:30 p.m., **City Hall, Council Chambers, corner of Santa Clara Ave and Oak St.**]

The Order of Business for City Council Meeting is as follows:

1. Roll Call
2. Agenda Changes
3. Proclamations, Special Orders of the Day and Announcements
4. Consent Calendar
5. Agenda Items
6. Oral Communications, Non-Agenda (Public Comment)
7. Council Communications (Communications from Council)
8. Adjournment

Public Participation

Anyone wishing to address the Council on agenda items or business introduced by Councilmembers may speak for a maximum of 3 minutes per agenda item when the subject is before Council. Please file a speaker's slip with the Deputy City Clerk if you wish to address the City Council.

SPECIAL MEETING OF THE ALAMEDA REUSE AND 5:30 P.M.
REDEVELOPMENT AUTHORITY, CITY COUNCIL CHAMBERS CONFERENCE ROOM
Separate Agenda (Closed Session)

SPECIAL MEETING OF THE CITY COUNCIL 5:31 p.m.
CITY COUNCIL CHAMBERS CONFERENCE ROOM
Separate Agenda (Closed Session)

SPECIAL JOINT MEETING OF THE CITY COUNCIL AND 7:25 P.M.
COMMUNITY IMPROVEMENT COMMISSION, CITY COUNCIL CHAMBERS
Separate Agenda

1. ROLL CALL - City Council
2. AGENDA CHANGES
3. PROCLAMATIONS, SPECIAL ORDERS OF THE DAY AND ANNOUNCEMENTS
4. CONSENT CALENDAR

Consent Calendar items are considered routine and will be enacted, approved or adopted by one motion unless a request for removal for discussion or explanation is received from the Council or a member of the public.

- 4-A. Minutes of the Special Joint City Council and Recreation and Park Commission Meeting held on November 30, 2005, and the Special and Regular City Council Meetings held on December 6, 2005. (City Clerk)
- 4-B. Bills for ratification. (Finance)
- 4-C. Recommendation to accept the Quarterly Sales Tax Report for the period ending September 30, 2005, for sales transactions in the second calendar quarter of 2005. (Finance)
- 4-D. Recommendation to appropriate in the General Fund the 2005-2006 Citizen's Option for Public Safety Program (COPS AB 3229) Grant Funding to supplement frontline police services. (Police)
- 4-E. Recommendation to award Contract in the amount of \$386,969.05 to Libramation, Inc. for a Materials Security Inventory System including five years of maintenance for the Alameda Free Library. (Library)
- 4-F. Recommendation to accept the Annual Review of the Citywide Development Fee and the Fleet Industrial Supply Center Catellus Traffic Fee. (Public Works)
- 4-G. Recommendation to appropriate \$49,000 from San Francisco Bay Conservation and Development Commission (BCDC) Grant and \$21,930 in Urban Runoff Funds for removal of existing dock and placement of riprap adjacent to Bridgeside Center Project, No. P.W. 10-05-01. (Public Works)
- 4-H. Recommendation to appropriate \$40,000 in Measure B Funds, adopt plans and specifications, and award a Contract in the amount of \$87,000, including contingency, to Richard Heaps Electric, Inc., for Pole-Mounted Radar Speed Display Signs Project, No. P.W. 06-05-05. (Public Works)

- 4-I. Adoption of Resolution Applying for a Bicycle Transportation Account Grant to Enhance the North Approach to the Bay Farm Island Bicycle Bridge, Appropriating Measure B Funds as Local Match, and Authorizing the Public Works Director to Execute all Necessary Grant Documents. (Public works)
- 4-J. Adoption of Resolution Amending the Alameda City Employees Association (ACEA) Salary Schedule by Establishing the Salary Range for the Classification of Plan Check Engineer;
- Adoption of Resolution Amending the Management and Confidential Employees Association (MCEA) Salary Schedule by Establishing the Salary Ranges for the Classifications of Development Services Division Manager, Golf Services Manager, Golf Course Maintenance Superintendent, and Building Official; and
 - Adoption of Resolution Amending Exhibit A-1 of the Executive Management Compensation Plan Established by Council Resolution No. 13545 and Amended by Resolution Nos. 13626 and 13689, to Establish a Five-Day Workweek Alternative with Corresponding Salary Ranges for the Classifications of Assistant City Manager and Planning and Building Director. (Human Resources)

5. REGULAR AGENDA ITEMS

- 5-A. Recommendation to authorize a letter of welcome to Asuchio, El Salvador Civic Leaders. (Development Services)

6. ORAL COMMUNICATIONS, NON-AGENDA (Public Comment)

Any person may address the Council in regard to any matter over which the Council has jurisdiction or of which it may take cognizance, that is not on the agenda.

7. COUNCIL COMMUNICATIONS (Communications from Council)

- 7-A. Discussion of a proposal for the City of Alameda, as a participant in the Alameda County Lead Poisoning Prevention Program, to partially fund a survey to be used in analyzing the feasibility of increasing the County Service Area fee for lead abatement education and services.

8. ADJOURNMENT

- For use in preparing the Official Record, speakers reading a written statement are invited to submit a copy to the City Clerk at the meeting or e-mail to: lweisige@ci.alameda.ca.us
- Sign language interpreters will be available on request. Please contact the City Clerk at 747-4800 or TDD number 522-7538 at least 72 hours prior to the Meeting to request an interpreter.
- Equipment for the hearing impaired is available for public use. For assistance, please contact the City Clerk at 747-4800 or TDD number 522-7538 either prior to, or at, the Council Meeting.
- Accessible seating for persons with disabilities, including those using wheelchairs, is available.
- Minutes of the meeting available in enlarged print.
- Audio Tapes of the meeting are available upon request.
- Please contact the City Clerk at 747-4800 or TDD number 522-7538 at least 48 hours prior to the meeting to request agenda materials in an alternative format, or any other reasonable accommodation that may be necessary to participate in and enjoy the benefits of the meeting.

UNAPPROVED MINUTES

MINUTES OF THE SPECIAL COMMUNITY IMPROVEMENT COMMISSION MEETING TUESDAY - - - DECEMBER 6, 2005 - - - 6:01 P.M.

Chair Johnson convened the Special Meeting at 6:15 p.m.

Roll Call - Present: Commissioners Daysog, deHaan, Gilmore,
Matarrese, and Chair Johnson - 5.

Absent: None.

The Special Meeting was adjourned to Closed Session to consider:

(05-____) Conference with Real Property Negotiators; Property:
Fleet Industrial Supply Center; Negotiating party: Community
Improvement Commission and ProLogis, Inc.; Under negotiation: Price
and terms.

Following the Closed Session, the Special Meeting was reconvened
and Chair Johnson announced that the Commission directed staff to
prepare a timeline sheet and a summary of off-agenda issues.

Adjournment

There being no further business, Chair Johnson adjourned the
Special Meeting at 6:25 p.m.

Respectfully submitted,

Lara Weisiger
Secretary, Community Improvement
Commission

The agenda for this meeting was posted in accordance with the Brown
Act.

UNAPPROVED MINUTES
MINUTES OF THE SPECIAL JOINT CITY COUNCIL,
COMMUNITY IMPROVEMENT COMMISSION, AND
ALAMEDA REUSE AND REDEVELOPMENT AUTHORITY MEETING
TUESDAY - - - DECEMBER 6, 2006 - - - 7:25 P.M.

Mayor/Chair Johnson convened the Special Joint Meeting at 7:43 p.m. Vice Mayor/Commissioner/Authority Member Gilmore led the Pledge of Allegiance.

ROLL CALL - Present: Councilmembers/ Commissioners/ Authority Members Daysog, deHaan, Gilmore, Matarrese, and Mayor/Chair Johnson - 5.

Absent: None.

CONSENT CALENDAR

Mayor/Chair Johnson announced that the Transmittal of City of Alameda Comprehensive Annual Financial Report [paragraph no. 05-
] was moved to the Regular Agenda.

Councilmember/Commissioner/Authority Member Matarrese moved approval of the remainder of the Consent Calendar.

Vice Mayor/Commissioner/Authority Member Gilmore seconded the motion, which carried by unanimous voice vote - 5.

[Items so enacted or adopted are indicated by an asterisk preceding the paragraph number.]

(*05- CIC) Minutes of the Special Community Improvement Commission Meeting of November 15, 2005. Approved.

(*05- CIC) Recommendation to approve the Amended Contract with Komorous-Towey Architects, Inc. by increasing the Contract amount by \$68,200 to provide additional architectural and construction administration services for the Civic Center parking garage. Accepted.

Mayor/Chair Johnson called a recess to hold the Regular City Council Meeting at 7:45 p.m. and reconvened the Special Joint Meeting at 8:03 p.m.

AGENDA ITEM

(05- CC/05- CIC) Transmittal of City of Alameda Comprehensive Annual Financial Report (CAFR) for Fiscal Year ended June 30, 2005, Auditor's report on agreed upon procedures on compliance with Vehicle Code section 40200.3 Parking Citation Processing, agreed upon Procedures Report on compliance with the Proposition 111 2004-05 Appropriations Limit Increment, Police and Fire Retirement System Pension Plans 1079 and 1082 Audit Report for Fiscal Year ended June 30, 2005, Metropolitan Transportation Commission Grant Programs Financial Statements for year ending June 30, 2005, Community Improvement Commission basic component unit financial statements for the year ended June 30, 2005, and Alameda Reuse and Redevelopment Authority basic component unit financial statements for the year ended June 30, 2005.

The City Auditor introduced the City's External Auditor, Maria Giannell, Maze & Associates.

The External Auditor gave a presentation summarizing the financial statements and management recommendations.

Mayor/Chair Johnson requested an explanation of the Finds, Forfeits and Miscellaneous Revenues.

The External Auditor stated that the items were the aggregation of ten years of data on the statement of revenues, expenditures and changes in the fund balance.

Mayor/Chair Johnson stated that there was a small, steady increase from 1996 through 2004 and a large increase in 2005.

The External Auditor stated other revenue was received in the Fleet Industrial Supply Center (FISC) fund that was not Finds and Forfeitures.

Mayor/Chair Johnson stated that the Community Services and Capital Outlay have declined since 1996.

Councilmember/Commissioner/Authority Member deHaan inquired why general expenditures dropped for Development and Public Works since 2003, to which the External Auditor responded the drop occurred because of budget cuts.

Mayor/Chair Johnson stated that Public Safety expenditures increased from over \$23 million in 1996 to over \$40 million in

2005.

Councilmember/Commissioner/Authority Member deHaan inquired whether the External Auditor observed similar trends in other cities, to which the External Auditor responded in the affirmative.

Mayor/Chair Johnson inquired whether the Public Safety expenditures included pension costs.

The External Auditor responded in the affirmative; stated total expenditures in 1996 were \$78 million versus \$118 million in 2005; the growth was not substantial.

Councilmember/Commissioner/Authority Member deHaan inquired why there was a major increase in the General Government and Payments to Other Agencies expenditure.

The External Auditor responded budget reorganization occurred several years back within the general government which resulted in expenditures almost doubling from 1996 to 1999.

Councilmember/Commissioner/Authority Member Daysog inquired whether a statistical section adjusting for inflation could be prepared.

The External Auditor responded that a separate report could be provided.

Mayor/Chair Johnson inquired whether more Sewer Fund revenue was collected than spent and where the total amount of the Sewer Fund was noted.

The External Auditor responded the Sewer Fund is considered an Enterprise Fund and was accounted for on a full-accrual basis; the Cash Flow Statements address revenues collected and expended.

Mayor/Chair Johnson inquired whether \$16 million was the total amount in the Sewer Fund, to which the External Auditor responded in the affirmative.

Mayor/Chair Johnson inquired why sewer maintenance has been deferred when spending has been less than revenues collected.

The External Auditor responded that sewer maintenance might have been deferred because of limited staff and not because of cash.

Mayor/Chair stated that the City's population is lower now than in

1996.

Vice Mayor/Commissioner/Authority Member Gilmore inquired whether the 2005 debt service was lower than in 1996, to which the External Auditor responded in the affirmative.

Vice Mayor/Commissioner/Authority Member Gilmore stated there have been discussions on how much bonds cost the City; everything that has been accomplished has been done without increasing the total debt service.

The External Auditor stated management has been good; the last ten years have not been easy; more is being done with less.

Mayor/Chair Johnson questioned the figures for the Alameda Reuse and Redevelopment Authority original staff salaries versus actual salaries.

The External Auditor stated Government Accounting Standards Board (GASB) requires the original, adopted budgeted amount be presented for major funds.

Mayor/Chair Johnson inquired whether the staff fringe benefits were included in the salaries, to which the External Auditor responded in the affirmative.

Mayor/Chair Johnson inquired why there was a large difference between the amount budgeted and the amount spent for office expenditures; stated the original budget for professional and administrative services was reduced significantly; expenditures were almost double the original budgeted amount; more accuracy is needed.

The External Auditor responded the increase in professional and administrative services was due to an unexpected EDA grant; stated budget controls and accuracy are far better in the 2004-05 year.

Councilmember/Commissioner/Authority Member deHaan inquired whether there were other improvements or further decay from the previous audit.

The External Auditor stated there has not been further decay; capital assets are very difficult to control and have improved.

Councilmember/Commissioner/Authority Member deHaan inquired whether the improvement could be attributed to the Finance Director, to

which the External Auditor responded in the affirmative.

Mayor/Chair Johnson stated the Interim City Manager also contributed to the improvement.

The External Auditor stated staff tried very hard not to have adjustments.

Councilmember/Commissioner/Authority Member deHaan stated that the External Auditor's findings confirm the Council's beliefs.

Mayor/Chair Johnson inquired why there was such a fluctuation in administrative expenses in the Police and Fire Pension Plans; stated the benefits and refunds remain about the same.

The External Auditor responded the 1999-2000 increase was the cost of the GASB 25 and 27 implementation; the 2004-2005 increase was the cost of actuarial studies and implementing new accounting standards.

Mayor/Chair Johnson stated money cannot be transferred from fund to fund without Council approval but can be transferred within funds; inquired whether one department charging another department was considered an inter-fund transfer.

The External Auditor responded in the negative; stated one department charging another department is not considered moving budgeted resources.

Mayor Johnson requested money budgeted for one department and allocated to another department be highlighted in the next budget.

Vice Mayor/Commissioner/Authority Member Gilmore inquired whether the ten-year financial plan figures would be scarier for the Police and Fire unfunded pension benefit obligation.

The External Auditor responded in the affirmative; stated the obligation outpaces the funding.

Vice Mayor/Commissioner/Authority Member Gilmore stated the challenge would be funding the Plan without hitting other City services too much.

The External Auditor stated that the City contributed \$4.4 million from the General Fund to the Plans.

Councilmember/Commissioner/Authority Member Daysog noted the obligated amount is based upon the age and expected lifespan of participants remaining in the Plans.

The External Auditor stated there were only two recommendations in the Memorandum of Internal Control Structure; the Redevelopment Agency compliance item is difficult to explain and even more difficult to understand; Redevelopment Agency reporting was required by December 31; the finding cannot be retroactively corrected; the written determination of necessity for low and moderate housing projects was not done by the deadline.

Councilmember/Commissioner/Authority Member Daysog inquired who receives the report, to which the External Auditor responded the State Controller.

Councilmember/Commissioner/Authority Member Matarrese stated there was a similar finding last year; inquired what was being done to prevent the problem from reoccurring.

Mayor/Chair Johnson stated that the City Manager could review and report back to the Council/Commissioners/Authority Members on the matter.

The External Auditor stated the other recommendation was regarding the employees reporting directing to the City Council which are outside the normal reporting realm; suggested that the City's elected Auditor provide oversight to the City Clerk, City Attorney and City Manager departments to ensure checks and balances.

Mayor Johnson stated spending issues were raised last year; significant changes were made under the direction of the Interim City Manager in the last six months of the fiscal year; stated that she has confidence in the new City Manager; the new Finance Director worked very closely with the City Manager on addressing previous issues; the City Manager and Finance Director should work with the City Auditor on an oversight proposal; stated having a system in place was a good idea.

Councilmember/Commissioner/Authority Member deHaan stated the Council/Commissioners/Authority Members have a responsibility to ensure that internal finances are controlled.

Councilmember/Commissioner/Authority Member Matarrese stated having the City Auditor involved would be beneficial; inquired whether there was a way to increase the City Auditor's role.

Mayor/Chair Johnson noted the External Auditor does not need to be involved.

The City Auditor stated that the City was in reasonably good shape and improvement was being made in controlling costs; the ten-year study would enlighten the Council on tough issues; the Finance Director was in the unenviable position of being at the same level as other department heads; suggested that he meet with the Finance Director periodically to address issues.

The City Manager stated that she would be happy to work with the City Auditor; she believes that the Finance Director was comfortable with identifying issues with other departments; discussions with the City Auditor could be more routine.

The City Auditor stated that there was no need for a formal policy.

Mayor Johnson stated that the discussion was not out of concern; there have been considerable changes since the City Manager joined the City; thanked everyone who worked on the audits; stated that she looks forward to the ten-year projection.

Councilmember/Commissioner/Authority Member deHaan moved approval of accepting the submitted reports.

Councilmember/Commissioner/Authority Member Daysog seconded the motion, which carried by unanimous voice vote - 5.

ADJOURNMENT

There being no further business, Mayor/Chair Johnson adjourned the Special Joint Meeting at 9:09 p.m.

Respectfully submitted,

Lara Weisiger, City Clerk
Secretary, Community Improvement
Commission

The agenda for this meeting was posted in accordance with the Brown Act.

City of Alameda

Memorandum

December 7, 2005

To: The Honorable Mayor and
Members of the City Council

The Honorable Chair and Members
of the Community Improvement Commission

From: Debra Kurita
City Manager/Executive Director

Re: Authorize Transmittal of the Community Improvement Commission's Annual Report
to the State Controller's Office and the City Council and Accept Annual Report

Background

State Law requires the Community Improvement Commission (CIC) to submit an Annual Report to the City Council, and file a copy of this report with the State Controller by December 31st of each year.

Discussion and Analysis

The CIC's Annual Report is available for review in the City Clerk's office. The CIC's annual report for FY 2004-05 includes the following:

- Independent Auditor's Report on financial statements;
- Independent Auditor's Report on legal compliance;
- Annual Report of Financial Transactions of Community Redevelopment Agencies (Fiscal Statement);
- HCD Annual Report of Housing Activity of Community Redevelopment Agencies;
- Housing Activities Report Summary;
- Blight Progress Report;
- Loan Report; and
- Property Report

The independent financial audit for the fiscal year 2004/05 has been prepared by Maze & Associates. The audit examines the CIC's compliance with State law, including CIC policies and procedures related to record keeping, public hearings, contracting for services, use of tax increment funds and indebtedness. According to the audit, the CIC was found to be in compliance with applicable laws, regulations and administrative requirements. The fiscal statement contains the information required by the Health & Safety Code §33080.5. The Housing Activities Report, describing CIC activities affecting housing and displacement, the Blight Progress Report, describing the CIC's progress in

The Honorable Mayor and
Members of the City Council

The Honorable Chair and Members
of the Community Improvement Commission

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alleviating blight, the Loan Report, describing CIC loans in default or not in compliance, and the Property Report, describing CIC owned and acquired property, are attached. The Goals of the CIC's Three Redevelopment Projects are included for your information.

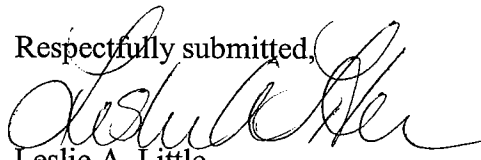
Budget Considerations/Financial Impact

There is no impact on the General Fund or the CIC's Budget.

Recommendation


The City Manager/Executive Director recommends that the CIC authorize transmittal of the CIC Annual Report to the State Controller's Office and the City Council. It is recommended that the City Council accept the Annual Report of the CIC.

Respectfully submitted,



Leslie A. Little

Development Services Director

By: 
Nanette Banks, Manager
Finance and Administration Division

NB:sf

Attachments on file in the City Clerk's Office:

Attachment 1: Independent Auditor's Report

Attachment 2: Fiscal Statement

Attachment 3: HCD Annual Report of Housing Activity

Attachment 4: Housing Activities Report Summary

Attachment 5: Blight Progress Report

Attachment 6: Loan Report

Attachment 7: Property Report

Attachment 8: Goals of the CIC's Three Redevelopment Projects

cc: Economic Development Commission w/o attachment

UNAPPROVED MINUTES

MINUTES OF THE SPECIAL JOINT CITY COUNCIL
AND RECREATION AND PARK COMMISSION MEETING
WEDNESDAY- -NOVEMBER 30, 2005- -7:00 P.M.

Mayor Johnson convened the Special Joint Meeting at 7:23 p.m.

Roll Call - Present: Councilmembers Daysog, deHaan, Matarrese
and Mayor Johnson; Commissioners Ingram,
Kahuanui, Ogden, Oliver and Reeves - 9.

Absent: Vice Mayor Gilmore and Commissioner
Christine Johnson - 2.

(05-) A Study Session was held to discuss: Commission
Achievements for 2004, Commission Goals for 2005, Park Bond
Projects, Park Master Plan, Cost Recovery, and Alameda Point
Facilities.

Adjournment

There being no further business, Mayor Johnson adjourned the
Special Meeting at 9:30 p.m.

Respectfully submitted,

Lara Weisiger
City Clerk

The agenda for this meeting was posted in accordance with the Brown
Act.

UNAPPROVED MINUTES

MINUTES OF THE SPECIAL CITY COUNCIL MEETING TUESDAY- -DECEMBER 6, 2005- -6:00 p.m.

Mayor Johnson convened the Special Meeting at 6:25 p.m.

Roll Call - Present: Councilmembers Daysog, deHaan, Gilmore, Matarrese, and Mayor Johnson - 5.

Absent: None.

The Special Meeting was adjourned to Closed Session to consider:

(05-____) Conference with Labor Negotiators - Agency Negotiators: Marie Gilmore and Frank Matarrese; Employee: City Attorney.

(05-____) Conference with Legal Counsel - Existing Litigation; Name of case: Mohlen & Skrinde v. City of Alameda.

(05-____) Conference with Labor Negotiator - Agency Negotiator: Karen Willis; Employee Organization: Executive Management Employees.

Following the Closed Session, the Special Meeting was reconvened and Mayor Johnson announced that regarding City Attorney, the Council discussed the matter; regarding Conference with Legal Counsel, the Council obtained a briefing from Legal Counsel; regarding Executive Management Employees, the Council obtained a briefing and gave direction.

Adjournment

There being no further business, Mayor Johnson adjourned the Special Meeting at 7:35 p.m.

Respectfully submitted,

Lara Weisiger
City Clerk

The agenda for this meeting was posted in accordance with the Brown Act.

UNAPPROVED MINUTES
MINUTES OF THE REGULAR CITY COUNCIL MEETING
TUESDAY - - DECEMBER 6, 2005 - - 7:30 P.M.

Mayor Johnson convened the Regular Meeting at 7:45 p.m.

ROLL CALL - Present: Councilmembers Daysog, deHaan, Gilmore,
Matarrese, and Mayor Johnson - 5.

Absent: None.

AGENDA CHANGES

(05-) Mayor Johnson announced that the recommendation to appropriate \$142,000 in Urban Runoff Funds [paragraph no. 05-] was withdrawn from the Consent Calendar.

PROCLAMATIONS, SPECIAL ORDERS OF THE DAY AND ANNOUNCEMENTS

(05-) Library Project Update.

The Project Manager gave a brief update.

Mayor Johnson inquired whether there were any cherry cabinets in the internal staff areas, to which the Project Manager responded in the negative.

Mayor Johnson stated that cherry cabinets should be placed in areas that are visible to the public; utilizing formica countertops in other areas was a good way to save costs; inquired whether the costs for the minor redesign items need to be negotiated or whether the costs are in the contract.

The Project Manager responded the Architect is responsible for construction administration; any changes are covered under construction administration; the percentage of change orders attributed to the designer would be reviewed with the City Attorney at the end of the project.

Mayor Johnson inquired whether changes discussed tonight were construction administration changes and whether the changes have already been paid for, to which the Project Manager responded in the affirmative.

Councilmember deHaan inquired whether pushing off the masonry work would result in any impact to the schedule, to which the Project Manager responded in the negative.

Councilmember deHaan inquired whether the Architect offered to pay for oversights.

The Project Manager responded that the Architect does not voluntarily offer to pay; a recourse would be a claim on the insurance policy.

Councilmember deHaan inquired whether the first claim could be for the firewall, to which the Project Manager responded the firewall and staircase could be potential claims.

Mayor Johnson stated that the project is moving along well; the public is very impressed with the process.

CONSENT CALENDAR

Councilmember deHaan moved approval of the Consent Calendar with the caveat of withdrawing the recommendation to appropriate \$142,000 in Urban Runoff Funds [paragraph no. 05-___]; noted major inroads have been made on the ferry service.

Councilmember Matarrese seconded the motion, which carried by unanimous voice vote - 5.

[Items so enacted or adopted are indicated by an asterisk preceding the paragraph number.]

(*05-___) Minutes of the Special and Regular City Council Meetings held on November 15, 2005. Approved.

(*05-___) Ratified bills in the amount of \$4,504,278.52.

(05-___) Recommendation to appropriate \$142,000 in Urban Runoff Funds to repair public storm drainage facilities within the Bridgeside Shopping Center and reimburse Regency Centers for expenditures incurred. **Withdrawn.**

(*05-___) Recommendation to adopt the Ferry Short Range Transit Plan. Accepted.

(*05-___) Recommendation to adopt Plans and Specifications and authorize Call for Bids for Five Police Communications Center Workstations. Accepted.

(*05-___) Recommendation to accept the Affordable Housing Ordinance Annual Review. Accepted.

(*05-___) Recommendation to accept the Public Art Ordinance Annual

Review. Accepted.

(*05-____) Recommendation to accept Impact Fee Report for Police and Fire services. Accepted.

(*05-____) Recommendation to accept the Annual Investment Report for the 2004-2005 Fiscal Year. Accepted.

(*05-____) Recommendation to award Restaurant Concessionaire Contract to Tom Genanekos, Owner of Jim's Coffee Shop, for exclusive right to sell food and beverage service at the Chuck Corica Golf Complex. Accepted.

(*05-____) Resolution No. 13910, "Authorizing Open Market Purchase from Sungard Pentamation, Bio-Key International and Omega Group Pursuant to Section 3-15 of the Alameda City Charter in the Amount of \$307,804 for Pentamation Finance Plus and Community Plus Software, Bio-Key Fire Records Management Software and Fireview Software." Adopted.

(*05- A) Resolution No. 13911, "Authorizing the Purchase of Storage Area Network System Using the State of California Department of General Services, Procurement Division, Competitive Bid Award." Adopted.

(*05- B) Resolution No. 13912, "Authorizing the Execution and Delivery of a Master Equipment Lease-Purchase Agreement, an Escrow Agreement and Separate Equipment Schedules with Respect to the Acquisition, Purchase, Financing and Leasing of Certain Equipment for the Public Benefit; Authorizing the Execution and Delivery of Documents Required in Connection therewith; and Authorizing the Taking of all Other Actions Necessary to the Consummation of the Transactions Contemplated by this Resolution." Adopted.

REGULAR AGENDA ITEMS

(05-____) Resolution No. 13913, "Appointing Morris H. Trevithick as a Member of the Economic Development Commission (Real Estate/Land Development Seat)." Adopted.

Councilmember Matarrese moved adoption of the Resolution.

Councilmember deHaan seconded the motion, which carried by unanimous voice vote - 5.

The City Clerk administered the Oath of Office and presented Mr. Trevithick with a certificate of appointment.

Mayor Johnson called a recess to hold the Special Joint City Council, Community Improvement Commission, and Alameda Reuse and Redevelopment Authority Meeting at 8:03 p.m. and reconvened the Regular Meeting at 9:10 p.m.

(05-) Update on City's infrastructure investment and review of options to increase funding for preventative maintenance of infrastructure.

The Public Works Director gave a brief presentation.

Mayor Johnson requested that a comprehensive report be brought back to the Council at mid-year.

Councilmember Daysog inquired whether the real property transfer tax was adjusted every year for inflation, to which the Finance Director responded in the negative.

Councilmember Daysog stated \$5.40 per thousand would be \$5.69 per thousand if adjusted for inflation; the increase would equal approximately \$180,000.

Mayor Johnson stated that she received several calls on the matter; the Board of Realtors supports an increase in the tax but would like to be involved in deciding the amount; the increase in home prices put an increased transfer tax above inflation rates.

Councilmember deHaan inquired whether \$27 million was needed for deferred maintenance, to which the Public Works Director responded in the affirmative.

Councilmember deHaan stated nothing in the presentation reduces the shortfall in a good orderly manner; making up the shortfall through the transfer tax and lighting district assessments would be hard; inquired whether the shortfall would continue to escalate and deteriorate over time.

The Public Works Director responded in the affirmative; stated the recommendation tonight was to get direction on crafting a long-term strategy which would be folded into the ten-year model.

Councilmember deHaan stated that he did not see any cure-all, only bandaids.

Mayor Johnson stated the shortfall needs to be handled in a more strategic manner and needs to be in context with the ten-year

budget projection; the goal is to have a system in place where a certain amount of infrastructure is taken care of each year; tax increases should not be considered except for the transfer tax; the public has been very generous in supporting tax increases for the library, schools and hospital; cuts [in infrastructure funding] that have been made over the past five to seven years should not happen again.

Councilmember Matarrese stated spending \$27 million all at once would not be possible even if the money was available; the idea of increasing taxes is a long way off; the increase could be approached through a public process; sidewalks are the most critical assets that represent the biggest risk to health and safety; the value of repairing sidewalks versus the value and necessity of having the 25% reserve should be reviewed; 25% reserve is an arbitrary figure; drawing down on the 25% reserve should be considered; the budget should be reviewed; some items are under budget because of department head vacancies; there should be an analysis for using unspent budgeted money to fix critical items.

Councilmember deHaan inquired whether \$2.8 million of repair projects have been scheduled.

The Public Works Director responded the projects are not currently scheduled because the money has not been appropriated; resurfacing could be scheduled for the beginning of the next fiscal year; sidewalks could be scheduled the current fiscal year.

Councilmember Matarrese requested an analysis between the criticality of resurfacing a street versus fixing sidewalks.

Mayor Johnson stated that knowing how street and sidewalk priorities are set based on finances is important; a lot of sidewalks need to be repaired throughout the City; inquired whether there should be a focus on sidewalk repair and crack sealing [for streets] because of potential injuries and costs.

The Public Works Director responded that the total payment of settlement claims and judgments ranged from a high of \$37,000 to a low of \$10,000 during the last four years.

Mayor Johnson stated that attorney fees exceed the payouts.

Councilmember Matarrese inquired whether any claims were made because the streets were in bad condition, to which the Public Works Director responded that he was not aware of any.

Mayor Johnson stated that the new, flexible sidewalk material seems

to be working well; inquired what type of feedback has been received.

The Public Works Director responded the feedback has been positive; Redwood City has tried a new rubberized concrete product; he was waiting for a report back from staff on the product.

Mayor Johnson stated replacing the sidewalks with the new product saves money because less on-going maintenance and repair is needed; consideration should be given to drawing down on some of the reserve to catch up on sidewalk repairs.

The City Manager stated that staff could project and identify whether there would be an additional percentage above the 25%.

Councilmember Matarrese suggested going below 25% of the reserve, using part of the \$2.8 million [identified in the staff report] for streets, and using the amount identified in the staff report for streets from the reserve for sidewalks instead.

Vice Mayor Gilmore inquired whether different species of trees are reviewed.

The Public Works Director responded a Tree Master Plan was developed to address trees planted years ago which were not the most desirable for long term.

Vice Mayor Gilmore stated that trees fall down through natural attrition.

Councilmember deHaan inquired whether there was a plan that identifies a tree's life expectancy, to which the Public Works Director responded in the negative.

Vice Mayor Gilmore inquired whether a list was available which identifies trees with non-invasive roots.

The Public Works Director responded in the affirmative; stated standards for expanded planting strips and deep watering are being reviewed.

Councilmember Matarrese stated that Gibbons Drive would always have Liquid Amber trees; sidewalk maintenance was greater in Alameda than in other cities because of the value of large trees.

Councilmember deHaan stated that parameters need to be set for drawing down on the reserves; inquired whether deferred maintenance has grown experientially over the last four years.

The Public Works Director responded that unfunded estimates keep growing.

Councilmember deHaan inquired how the deferred maintenance growth could be lessened by utilizing available dollars and General Fund reserves.

Councilmember Daysog stated that first turning first to the reserves was critical; the reserves have been built up by not funding capital infrastructure maintenance; the build up was done for a good reason because of the Base conversion; drawing down on the reserves needs to be done prudently; half of the 25% reserve is already designated, leaving the actual amount of the reserve at 8% to 12%; suggested revisiting the Henry Gardner Plan; stated lease revenue bonds were issued at Alameda Point in 1999 and were shifted over to pay for infrastructure; there should be a way to issue redevelopment bonds and shift budgetary dollars so that the capital dollars could pay for improvements.

Mayor Johnson inquired whether shifting of the budgetary dollars could be done.

Councilmember Daysog responded that the matter could be explored with caution; he is not sure about raising taxes; he is willing to explore adjusting the property transfer tax for inflation; stated a report on sources and uses of funds has been presented; requested a detailed plan outlining the problems and timetables for paths, sidewalks and streets; stated he would continue to push for broader community involvement in the process; moving forward was important.

Michael John Torrey, Alameda, stated sidewalks are needed on the beltline side of Ralph Appezzato Parkway.

Mayor Johnson stated that the Board of Realtors would like to discuss the transfer tax with staff.

The City Manager stated that an election would need to be held because taxes are involved; stated that she would be happy to meet with the Board of Realtors.

Councilmember deHaan stated that there is a broad range in the amount of transfer tax in other cities; the City of Dublin's transfer tax is \$1.10 per thousand and the City of Oakland's transfer tax is \$16.10 per thousand.

The Public Works Director stated that the average transfer tax for Charter cities is \$9.47.

Councilmember Daysog stated that the last two or three years could be unique; anticipated numbers might not be realized.

Councilmember Matarrese stated reviewing the current budget is important; money found should be spent on [infrastructure] projects that would provide benefit.

Mayor Johnson inquired how the current budget could be reviewed to make adjustments.

The City Manager responded that the Council could approve the staff recommendation regarding current funds so that streets and sidewalks can be identified and the bid award process could be initiated; staff would review the impacts of drawing down on the reserves, continue to review the budget to identify any unallocated funds or savings, and identify per year costs for ten and twenty year scenarios in conjunction with the ten-year financial projection.

Mayor Johnson stated that departments should not be concerned that budget cuts would be made; contingency funds would be reviewed.

The City Manager stated that acknowledging and appropriating additional revenues should also be reviewed.

Councilmember Matarrese stated that a six-month run may not be reflective and was not a linear spending rate; the risk of taking the money needs to be balanced against the risk of allowing further deterioration.

Mayor Johnson stated that the money could always be reallocated if necessary.

Councilmember deHaan stated the matter would come back at the mid-year review and decisions would be made then; there should be an on-going viable program to ensure that maintenance would not be deferred in hard times; a certain percentage of funds could be established as a standing rate in the budget process; determining how projects will be completed with existing funds and what will be done if other funds become available is an important segment.

Councilmember Matarrese moved approval of the staff recommendation with direction to 1) receive an analysis on the scenarios of drawing down below the 25% level of reserves, 2) review the current budget with regard to under budgeted areas that could be redirected, 3) review possible new sources of revenue, and 4) provide a report on the process of exploring an adjustment to the

transfer tax.

Mayor Johnson stated there has been a lot of discussion on streets, sidewalks, trees, and sewers; there is significant deferred maintenance in the parks; the parks and recreation facilities are very valuable parts of the community; the parks are being addressed in the staff recommendation.

Councilmember deHaan requested that the motion be amended to include reviewing the other assessment districts and the establishment of landscaping and lighting districts.

Councilmember Daysog stated that he would like the motion to include an analysis of the Henry Gardner Plan.

Mayor Johnson stated that she did not want to go into more debt unless it was necessary.

Councilmember Matarrese stated that the Henry Gardner Plan was a separate issue.

Mayor Johnson stated that staff should not spend a lot of time exploring the matter; suggested discussing whether debt was something the Council would like to review as a solution to the deferred maintenance when the item was brought back.

Councilmember deHaan inquired whether reviewing the matter in an Off-Agenda Report would be satisfactory to Councilmember Daysog.

Councilmember Daysog responded an Off-Agenda Report seems to be the same as his request for analysis.

Councilmember deHaan concurred with Councilmember Daysog; stated that determining how much time would be spent on the matter should be determined; that he does not understand the Plan completely and would not be able to vote on the matter tonight.

Councilmember Daysog stated that he was requesting an analysis of the Plan.

Mayor Johnson requested a brief Off-Agenda Report describing the Henry Gardner Plan.

Councilmember Matarrese stated he would mend the motion to include an Off-Agenda Report on the Plan; piling debt on top of a deficit of deferred maintenance was not a priority for him.

Mayor Johnson stated that she did not want staff to spend a lot of

time on the matter.

Councilmember Daysog stated that staff should spend as much time as necessary to do a thorough job.

Mayor Johnson stated that the starting threshold could be identifying the Henry Gardner Plan.

Councilmember Matarrese requested that the City Clerk repeat the motion.

The City Clerk stated that Councilmember Matarrese moved approval of the staff recommendation with direction to: 1) receive an analysis on the scenarios of drawing down below the 25% level of reserves, 2) review the current budget with regard to under budgeted areas that could be redirected, 3) review possible new sources of revenue, 4) provide a report on the process of exploring an adjustment to the transfer tax, and 5) provide an Off-Agenda Report on the Henry Gardner Plan.

Councilmember deHaan requested the motion be amended to include reviewing other assessment districts and the establishment of landscaping and lighting districts as other sources of revenue.

Councilmember Matarrese agreed to amend the motion.

Councilmember Daysog seconded the amended motion, which carried by unanimous voice vote - 5.

ORAL COMMUNICATIONS, NON-AGENDA

(05-____) Dorothy Reid, Alameda, stated a plan is before the Planning Board to expand South Shore; acknowledged the help and responsiveness of Doug Garrison, Dorene Soto and Bruce Knopf; stated everyone involved was very concerned about receiving a comprehensive, complete report; urged the Council to support the efforts to make informed decisions.

Councilmember Matarrese stated that he appreciates receiving the feedback; the Planning Department and Development Services Department staff is top notch.

COUNCIL COMMUNICATIONS

(05-____) Councilmember deHaan stated streaming video is available on-line; other cities have placed City Council meetings on the web for delayed viewing; requested investigating how the process is done.

(05-) Councilmember deHaan stated concerns over parking spaces arose recently; at a Planning Board meeting, Development Services indicated an in depth parking analysis would be completed for the Park Street and Webster Street business areas; that he would like the study to address buyout of parking space requirements; \$6500 is the current price; costs are closer to \$20,000 per parking space; potential owners should not be discouraged from establishing retail and being able to buy out, however the study should review costs, including ways to handle costs and defer costs; \$6500 is not a good price anymore; once a lot has been established, the area should not be used for infill at a later time; recently a parking area was bought out in order to allow construction; the policy should be reviewed in the parking study.

Mayor Johnson inquired whether Councilmember deHaan is suggesting the in lieu fee be raised.

Councilmember deHaan responded the fee may need to be higher and might need to be able to be deferred as well; further stated if an established parking lot has been used to meet requirements, the owners should not be able to buy themselves out to establish retail at the site and put the burden back on the City.

Mayor Johnson inquired where said case occurred, to which Councilmember deHaan responded the Knowles property.

Mayor Johnson stated the issue should be reviewed in the larger context of parking structures for the downtown areas; having half of every lot dedicated to parking is not the best downtown planning; parking in the downtown areas should be reviewed more strategically; money going towards parking structures could be emphasized, rather than requiring parking on every lot.

(05-) Mayor Johnson stated that the weather was great for the tree lighting.

Councilmember Matarrese stated that the Dancing Trees were great.

Councilmember deHaan stated that the ice skating rink was well received.

Mayor Johnson inquired when the lower lights are lit; suggested that the lights go on at dark.

(05-) Councilmember deHaan stated that the Master Plan was one of the key issues at the Joint City Council and Recreation and Park Commission meeting; he was glad to see some of the major elements

tackled.

(05-) Councilmember Daysog stated that a resident asked him about the price of fire inspections for homes and the amount of revenue that has been generated over the last five years; requested background data on the matter.

ADJOURNMENT

There being no further business, Mayor Johnson adjourned the regular meeting at 10:26 p.m.

Respectfully submitted,

Lara Weisiger
City Clerk

The agenda for this meeting was posted in accordance with the Brown Act.

December 15, 2005

Honorable Mayor and Councilmembers:

This is to certify that the claims listed on the check register and shown below have been approved by the proper officials and, in my opinion, represent fair and just charges against the City in accordance with their respective amounts as indicated thereon.

<u>Check Numbers</u>	<u>Amount</u>
143231 - 143681	2,103,625.70
EFT 159	3,646.66
EFT 160	25,610.00
E14291 - E14409	71,935.51

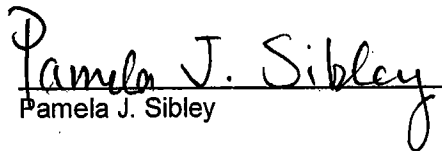
Void Checks:

130809	(11,317.93)
121785	(1,064.28)
125348	(45.00)
130997	(14.00)
142095	(183.33)
143237	(143.64)
143245	(30,816.04)
143269	(2,515.00)
143285	(1,947.91)
143350	(1,379.05)
143354	(1,960.32)
143305	(1,031.15)
116034	(5.00)
130937	(14.00)

GRAND TOTAL

2,152,381.22

Respectfully submitted,


Pamela J. Sibley

CITY OF ALAMEDA
Memorandum

Date: December 13, 2005

To: Honorable Mayor and
Councilmembers

From: Debra Kurita
City Manager

Re: Quarterly Sales Tax Report For the Period Ending September 30, 2005

BACKGROUND

This report relates to the sales tax transactions during April to June 30, 2005. These tax transactions are the basis for sales tax revenues received during the July to September 30, 2005 time period. These transactions and resulting revenues occurred within the context of a state economy that continues to grow. During this period, the Bay Area experienced 2.3% growth while statewide growth was 4.5%.

DISCUSSION/ANALYSIS

Quarterly sales tax revenues decreased by less than one percent as compared to the same quarter of the prior year after adjusting for one-time payments. This represents less than \$15,000 in sales tax revenues.

The sales transactions on which these revenues are based declined by 16.5% or \$234,000 from the same quarter of the prior year. Key declines came from light industry (-32.8% or \$33,000) and electronic equipment (-54.1% or \$20,000). The key gains were in the miscellaneous group (112.8% or \$5,100) and office equipment (13.5% or \$17,500). The top 25 businesses represent 52.1% (\$616,747) of the quarter's sales transactions. The top 100 businesses represent 76.2% (\$902,381) of the quarter's sales transactions.

Report 4-C
12-20-05

A comparison of the key economic categories follows:

	Total Sales Transactions	2nd Quarter 2005		2nd Quarter 2004	
Percent Change	Economic Category	Total	Percent of Total	Total	Percent of Total
(9.8)%	Transportation	400,210	33.8%	443,845	31.3%
(21.6)%	Food Products	233,336	19.7%	297,770	21.0%
(11.0)%	General Retail	255,693	21.6%	287,360	20.3%
(28.1)%	Business to Business	229,392	19.4%	318,945	22.5%
(12.9)%	Construction	50,912	4.3%	58,748	4.1%
27.0%	Miscellaneous	14,186	1.2%	11,170	.8%
(16.5)%	Total - Quarter	1,183,729		1,417,567	

The transportation category, while declining overall, experienced declines in used auto sales and gains in the auto parts and repair group. The food products category was uplifted by the food processing equipment area, which increased 27.5% but hindered by liquor stores, which declined 10.8%. General retail experienced its biggest decline in the drug stores category with a minor (5.2%) increase in the recreation products group. The business to business category, historically the better performer, experienced losses of 80.0% in the chemical products group that was offset by a gain of 20.1% in the business services group. The construction category had losses in the retail group and minimal gains in the wholesale group. The miscellaneous category was supported by a doubling in the "other" category.

A comparison of the geographic generation of sales tax for the second quarter of 2005 as compared to the same period in 2004 follows.

Percent Change	Total Sales Transactions Geographic Areas	2 nd Qtr 2005 Total	Percent of Total	2 nd Qtr 2004 Total	Percent of Total
(9.1)%	Park - North of Lincoln	287,743	24.3%	316,687	22.3
(8.5)%	Park - South of Lincoln	132,799	11.2%	145,126	10.2
(19.1)%	Alameda Town Centre	206,266	17.4%	255,032	18.0%
7.2%	Webster-North of Lincoln	79,820	6.7%	74,451	5.3%
(14.2)%	Webster – South of Lincoln	28,392	2.4	33,086	2.3%
(24.4)%	All Other Areas	448,609	37.9%	593,185	41.8%
(16.5)%	Total - Quarter	\$1,183,729		\$1,417,567	

It is important to note that both Park and Webster Streets were under construction during this time period.

BUDGET/FISCAL IMPACT

The sales tax projections for 2005-06 Budget have taken into consideration these trends. We continue to monitor this revenue source closely.

RECOMMENDATION

Accept the Quarterly Sales Tax Report for the period ending September 30, 2005.

Respectfully submitted,


Juelle-Ann Boyer
Chief Financial Officer

JB/dl

CITY OF ALAMEDA MEMORANDUM

Date: December 14, 2005

To: Honorable Mayor and
Councilmembers

From: Debra Kurita
City Manager

Re: Recommendation to Appropriate in the General Fund the 2005-
2006 Citizen's Option for Public Safety Program (COPS AB 3229)
Grant Funding to Supplement Frontline Police Services

BACKGROUND

In 1996, several Federal and State laws were enacted allowing municipalities to apply for grant funding exclusively allocated for frontline police services. Since the inception of the program the Police Department has applied for and received Citizen's Option for Public Safety Program (COPS) grant funding. The use of COPS funds is restricted to supplementing frontline police services and supporting activities. Supplanting standard operating budget expenditures or existing services is prohibited.

DISCUSSION/ANALYSIS

We have received the 2005-2006 grant allotment of \$107,612.00. The Police Department intends to utilize the funding to enhance communication interoperability between the Police and Fire Department's emergency response vehicles, portable radio systems and Communication Centers, at a cost of approximately \$20,000.00. Roughly \$80,000.00 will be utilized for a software version upgrade to the Computer Aided Dispatch / Records Management System software. The remainder of the funding will be used for the procurement of unfunded equipment, technology and training designed to supplement frontline police services. Government Code Section 30061 requires the City Council to appropriate these funds for the exclusive use of supporting frontline municipal police services, in accordance with a written request by the Chief of Police, prior to utilization of the funds.

MUNICIPAL CODE / POLICY DOCUMENT CROSS REFERENCE

This action does not affect the Municipal Code.

**Report 4-D
12-20-05**

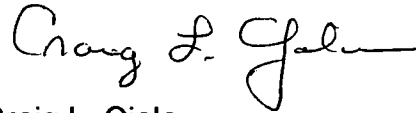
BUDGET CONSIDERATION / FINANCIAL IMPACT

The COPS grant allotment, which is based on population, provides supplemental funding for frontline police services. The grant allotment for 2005-2006 is \$107,612.

RECOMMENDATION

Appropriate in the General Fund the 2005-2006 Citizen's Option for Public Safety Program (COPS AB 3229) grant funding to supplement frontline police services.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Craig L. Ojala". The signature is fluid and cursive, with the first name "Craig" being the most prominent.

Craig L. Ojala
Interim Chief of Police

DK/CLO/jsb

CITY OF ALAMEDA

Memorandum

TO: Honorable Mayor and
Councilmembers

FROM: Debra Kurita
City Manager

DATE: December 7, 2005

RE: Recommendation to Award Contract in the Amount of \$386,969.05 to Libramation, Inc. for a Materials Security and Inventory System including Five Years Maintenance for the Alameda Free Library

Background

The Library uses a magnetic strip security system for over 227,000 items currently in the library collection. The magnetic strip security system is an effective but aging technology. On October 4, 2005 the City Council approved specifications for a modern materials security and inventory system to meet the needs of the Alameda Free Library and authorized the calling for bids. On November 4, 2005 the bids were opened for analysis resulting in the selection of the most qualified vendor.

Discussion/Analysis

There are two types of materials security systems, Electro-Mechanical strips (EM) and Radio Frequency Identification (RFID). EM technology uses a magnetic strip attached to an item. Although the magnetic strip system is suitable for print materials, it is less suitable and less reliable for media, such as DVDs and audio books. EM technology is used strictly as a security system. RFID is the latest technology to be used in library theft detection systems. RFID is a method of remotely storing and retrieving data using devices called RFID tags/transponders that can be attached to or incorporated in a product. RFID-based systems combine security with more efficient tracking of materials throughout the library, including easier and faster check-out and check-in, inventorying and materials handling.

In seeking a modern materials security and inventory system, the Library employed a competitive procurement process, inviting proposals from all library software vendors. The Library received five bids by the November 4, 2005 proposal deadline. A Staff evaluation team was formed to analyze the proposals; establish a shortlist of finalists; check vendor references; interview staff with established systems; and make site visits and view demonstrations, one day was allotted for each vendor. Two of the respondents, Techlogic and Sirsi Dynix in partnership with Tagsys/ITG, were unable to satisfy the necessary criteria as outlined in the specifications and were eliminated from competition.

**Report 4-E
12-20-05**

Checkpoint Systems Inc., 3-M, and Libramation Inc. fulfilled the essential requirements for further consideration. The evaluation team equalized the bids for the three remaining vendors. A point score system was applied against six criteria: price; solution as proposed (how close the vendor solution met the Library's needs and requirements); vendor support; standards and practices; vendor references; and vendor credentials. Following the interviews, site visits and demonstrations the evaluation team reviewed their findings and scored the vendors. The evaluation team unanimously recommended Libramation Inc. as the vendor with the most suitable system for Alameda, as scored on the six different evaluation categories.

Negotiations were concluded in early December, and on December 14, 2005, the Library Board passed a resolution in support of acquiring this system, and recommending that the City Council approve the contract. A copy of the Resolution is included as Attachment A. Staff expects implementation to begin in January 2006, and that the system will be fully operational in the main and branch libraries by November 2, 2006, the date of our Grand Opening of the New Main Library.

Municipal Code/Policy Document Cross Reference

This action does not affect the Alameda Municipal Code.

Budget Consideration/Financial Impact

The cost of the contract is \$320,165.05, five years maintenance for the system will cost an additional \$66,804.00, for a grand total of \$386,969.05 including shipping, and a five year maintenance agreement. The money will be taken from fund 317, a reserved fund balance for Library technology. A copy of the proposed contract is on file in the City Clerk's office.

Recommendation

Award Contract in the Amount of \$386,969.05 to Libramation, Inc. for a Materials Security and Inventory System, including five years maintenance, for the Alameda Free Library.

Respectfully submitted,


Jane Chisaki
Acting Library Director

Attachment

Resolution

*Passed by Alameda Free Library Board
December 14, 2005*

WHEREAS, in order to improve library service to the residents of Alameda, by providing them with modern materials security and inventory system; and

WHEREAS, in order to provide accurate, reliable, and state of the art, library materials security and inventory capability, it is necessary that the library replace its 3-M magnetic strip security system; and

WHEREAS, an extensive and impartial evaluation process has determined that Libramation Inc. has the best security and inventory system for our library and our community;

NOW, THEREFORE, BE IT RESOLVED by the Board of the Alameda Free Library that the Board supports the acquisition of the Libramation Inc. Materials Security and Inventory System and believes it will improve library services to the community with cutting-edge technology, and therefore respectfully urges the City Council to approve acquisition of this system.

CITY OF ALAMEDA

MEMORANDUM

Date: December 14, 2005

To: Honorable Mayor and
Councilmembers

From: Debra Kurita
City Manager

Re: Recommendation to Accept the Annual Review of the Citywide Development Fee and the
FISC/Catellus Traffic Fee

BACKGROUND

State law requires local agencies that charge development impact fees to conduct an annual review of the fees within 180 days after the last day of each fiscal year. The annual review shall include the following information:

- A brief description of the fee;
- The amount of the fee;
- The beginning and ending balance of the account or fund;
- The amount of the fees collected and the interest earned;
- An identification of each public improvement on which fees were expended and the amount of the expenditures on each improvement, including the total percentage of the cost of the public improvement that was funded with fees;
- An identification of an approximate date by which the construction of the public improvement will commence if the local agency determines that sufficient funds have been collected to complete financing on an incomplete public improvement;
- A description of each interfund transfer or loan made from the account or fund, including the public improvement on which the transferred or loaned fees will be expended, and, in the case of an interfund loan, the date on which the loan will be repaid, and the rate of interest that the account or fund will receive on the loan; and
- The amount of unexpended revenues refunded.

DISCUSSION

The Public Works Department oversees the administration of two development impact fees: the Citywide Development Fee (CDF) and the FISC/Catellus Traffic Fee (TF).

Citywide Development Fee (CDF):

Description - The CDF, which became effective in February 2001, is charged to all new construction or intensification of use. The CDF is increased annually by the San Francisco Bay Area Construction Cost Index.

Amount of the Fee – The CDF is charged based on the types of development and its location as follows:

<u>Land Use Category</u>	<u>City District</u>			
	<u>West End</u>	<u>Northern Waterfront</u>	<u>Central/ East End</u>	<u>Bay Farm Infill</u>
CDF Fees per Residential Unit				
Single Family - Low Density	\$3,609	\$3,364	\$3,360	\$2,287
Single Family – Med Density	\$3,156	\$2,959	\$2,955	\$2,098
Duplex	\$3,047	\$2,826	\$2,821	\$1,856
Work/Live	\$2,674	\$2,489	\$2,486	\$1,681
Multi-Family	\$2,806	\$2,585	\$2,581	\$1,616
CDF Fees Per Square Foot (psf) of Non-Residential Building Space				
General Industrial	\$3.10	\$2.63	\$2.63	\$0.65
Retail	\$4.68	\$3.99	\$3.98	\$0.98
Commercial/Office	\$4.49	\$3.84	\$3.83	\$1.04
Warehouse	\$1.79	\$1.52	\$1.52	\$0.38
Other Uses Not Listed Above Pay the Following Combined Fee				
1. Non-transportation Fee	\$0.72 psf	\$0.72 psf	\$0.72 psf	\$0.72 psf
2. Transportation Fee (Cost/vehicle trip generated)	\$1,283	\$1,050	\$1,045	\$32

Financial Information – For Fiscal Year 2004/2005, the beginning balance of the CDF account, including prior year adjustment was \$913,372. During the fiscal year, \$112,591 was collected and \$21,906 was earned in interest. The ending balance in the CDF account is \$1,047,869.

An administrative fee is also collected to pay for on-going City administrative costs and to provide a reserve account for future fee updates and nexus studies. The beginning balance for the administration fee, including prior year adjustment was \$17,327. During the fiscal year, \$3,438 was collected. Administrative expenditures for Fiscal Year 2004/2005 included: \$573 for fee collection, receivable tracking and informational services at the Planning and Building Department's Central Permits Office; \$573 for annual interest allocation and end of year account balances from the Finance Department; and \$4,680 for Public Works Department expenses to initiate an update of the CDF report, review project costs and scope modifications. An ending balance of \$14,939 remains in the reserve account to allow the City to complete the CDF update and nexus study.

Expenditure of Fees – The CDF Program includes 54 separate capital improvement projects distributed among five categories for a total cost of \$99 million, in year 2000 dollars. The categories of capital improvements covered by the CDF are public safety, transportation and traffic safety, parks and recreation, public facilities, and administration. The projects are identified in the Alameda Citywide Development Fee Nexus Study dated January 2001, on file with the City Clerk. Based upon the approved cost allocations, new development is responsible for 28% of the total costs. Existing development is responsible for the remaining 72%. When a project is initiated, the City is

required to fund existing development's share of the cost of the improvements. Until sufficient funds are available to cover the cost of these large capital projects, fund balances will continue to increase. These projects are included in the deferred CIP budget until such time as sufficient funds become available to cover the costs. Currently there are insufficient funds available to initiate a project.

Construction Commencement Date – In accordance with state law, the local agency must first determine that sufficient funds have been received to complete the public improvement before a construction commencement date is provided. Currently there are insufficient funds available to begin work on a project. The capital improvement projects included in the program remain the same as articulated in the Alameda Citywide Development Fee Nexus Study dated January 2001.

Interfund Transfer or Loan – There were no interfund transfers or loans made during Fiscal Year 2004/2005.

Refunded Unexpended Revenues – No unexpended revenues were refunded during Fiscal Year 2004/2005.

FISC/Catellus Traffic Fee (TF):

Description – The FISC/Catellus Traffic Fee (TF) mitigates the transportation impacts identified in the Catellus Environmental Impact Report (EIR) for the Catellus project.

Amount of the Fee – A fee of \$2,674 is charged per residential unit. The amount is based upon the percentage share of Phase 1 residential 2020 trips as determined in the EIR.

Financial Information – For Fiscal Year 2004/2005, the beginning balance of the TF account, including prior year adjustment was \$192,528. During the fiscal year, \$197,876 was collected. The ending balance in the TF account is \$390,404.

Expenditure of Fees – The EIR identified 18 separate capital improvement projects for a total of \$18 million of which \$1,296,804 are due to impacts from Phase 1 residential development. Until sufficient funds are available from future development, including non-residential as well as Phase 2 residential, and from existing development to cover the cost of these large capital projects, fund balances will continue to increase. These projects are included in the deferred CIP budget until such time as sufficient funds become available to cover the costs. Currently, there are insufficient funds available to initiate a project.

Construction Commencement Date – In accordance with state law, the local agency must first determine that sufficient funds have been received to complete the public improvement before a construction commencement date is provided. Currently there are insufficient funds available to begin work on a project. The capital improvement projects included in the program remain the same as articulated in the EIR, on file with the City Clerk.

Interfund Transfer or Loan – There were no interfund transfers or loans made during Fiscal Year 2004/2005.

Refunded Unexpended Revenues – No unexpended revenues were refunded during Fiscal Year 2004/2005.

BUDGET CONSIDERATION/FISCAL IMPACT

The CDF and TF provide funds to the City for the construction of specific capital improvements within the City, based on new development's proportionate share of its impacts to the required improvement. The City is required to provide funding to cover existing development's share of the improvements. These funds may be obtained from the Redevelopment Funds, grants or other City funding sources. The CDF and TF monies received from developers are deposited into special accounts that can only be used for eligible purposes as specified when the fee was created.


MUNICIPAL CODE/POLICY DOCUMENT CROSS REFERENCE

This annual review is consistent with the requirements of Section 27-3 (Citywide Development Fee) of the Alameda Municipal Code and California Government Code Section 66006.

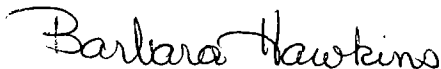
RECOMMENDATION

It is recommended that City Council accept the Annual Review of the Citywide Development Fee and the FISC/Catellus Traffic Fee.

Respectfully submitted,



Matthew T. Naclerio
Public Works Director



Barbara Hawkins *by gc*
City Engineer

MTN:BH:gc

cc: Chief Financial Officer

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CITY OF ALAMEDA

MEMORANDUM

Date: December 14, 2005

To: Honorable Mayor and
Councilmembers

From: Debra Kurita
City Manager

Re: Recommendation to Appropriate \$49,000 from San Francisco Bay Conservation and Development Commission (BCDC) Grant and \$21,930 in Urban Runoff Funds for Removal of Existing Dock and Placement of Riprap Adjacent to Bridgeside Center Project, No. P.W. 10-05-01

BACKGROUND

As part of the Bridgeside Center Project, the San Francisco Bay Conservation and Development Commission (BCDC) identified the need to demolish the abandoned concrete dock located closest to the Fruitvale Bridge and adjacent to the Center. The dock is in a dilapidated condition and has the potential to collapse. BCDC agreed to fund a portion of the work, including design, and provided the City with a grant for \$49,000.

DISCUSSION

Due to the condition of the dock, staff took immediate action and designed a capital improvement project to remove the dock and place riprap to protect the bank from further erosion. Project specifications were provided to three contractors who perform this type of specialized work. Bids were opened on November 3, 2005. One contractor submitted a bid and the total project cost is as follows:

Bidder	Location	Bid Amount
Zaccor Company, Inc.	Alameda	\$51,300

While the City received only one bid, the bid is reasonable. Due to the condition of the dock, staff recommends that work be initiated immediately and that Council appropriate the necessary funds to accomplish this work. Staff has determined that Urban Runoff Funds are an eligible funding source for this work because it will prevent the further erosion of the bank and reduce the creation of sedimentation that affects water quality. Staff recommends that the BCDC grant of \$49,000 be appropriated to the Urban Runoff Fund and Council appropriate an additional \$21,930 in Urban Runoff Funds to cover the construction work and contingency, as well as the staff costs for design, inspection and contract administration.

BUDGET CONSIDERATION/FINANCIAL ANALYSIS

The total project cost, including design, construction, inspection and contract administration is estimated to be \$70,930. The City has received a grant from the San Francisco Bay Conservation and Development Commission for \$49,000. The additional \$21,930 is available from the Urban Runoff Fund.

MUNICIPAL CODE/POLICY DOCUMENT CROSS REFERENCE

This action does not affect the Municipal Code.

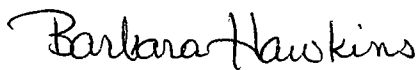
RECOMMENDATION

It is recommended that the City Council appropriate \$49,000 from San Francisco Bay Conservation and Development Commission (BCDC) grant and \$21,930 in Urban Runoff Funds for Removal of Existing Dock and Placement of Riprap Adjacent to Bridgeside Center Project, No. P.W. 10-05-01.

Respectfully submitted,



Matthew T. Naclerio
Public Works Director



Barbara Hawkins *by gc*
City Engineer

MTN:BH:gc

CITY OF ALAMEDA

MEMORANDUM

Date: December 14, 2005

To: Honorable Mayor and
Councilmembers

From: Debra Kurita
City Manager

Re: Recommendation to Appropriate \$40,000 in Measure B Funds, Adopt Plans and Specifications and Award a Contract in the Amount of \$87,000, Including Contingency, to Richard Heaps Electric, Inc. for Pole-Mounted Radar Speed Display Signs Project, No. P.W.06-05-05.

BACKGROUND

On February 19, 2004, the City Council adopted a resolution to apply for an Office of Traffic Safety grant to install pole-mounted radar speed display signs. When combined with police enforcement of the posted speed limit, the signs will help achieve a decrease in vehicle speed and the number of speed-related collisions.

DISCUSSION

To solicit the maximum number of bids and the most competitive price, specifications were provided to 18 separate building exchanges throughout the Bay Area. In addition, a notice of bid was published in the *Alameda Journal*. Bids were opened on November 3, 2005. Five contractors submitted bids. The list of bidders from lowest to highest for total project cost is as follows:

Bidder	Location	Bid Amount
Richard Heaps Electric, Inc.	Sacramento	\$76,931
Republic Electric	Novato	\$91,750
Tennyson Electric, Inc.	Livermore	\$96,500
W. Bradley Electric	Novato	\$99,950
St. Francis Electric	San Leandro	\$123,065

**Report 4-H
12-20-05**

Staff has reviewed the bid from Richard Heaps Electric, Inc. and determined that the prices are reasonable and the bid is competitive. It is recommended that Council adopt the Plans and Specifications and appropriate funding to execute the contract and fund in-house design, inspection and contract administration costs. The contract is on file in the City Clerk's Office.

BUDGET CONSIDERATION/FINANCIAL ANALYSIS

The project is budgeted as a part of CIP# 04-104 with funds available from the Office of Traffic Safety grant for \$51,000 for equipment and approximately \$14,000 allocated from Measure B funds. The City will need to provide an additional \$40,000 to execute the contract and fund in-house design, inspection and contract administration costs. These funds are available from the City's Measure B allocation.

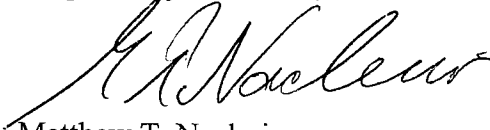
MUNICIPAL CODE/POLICY DOCUMENT CROSS REFERENCE

This action does not affect the Municipal Code.

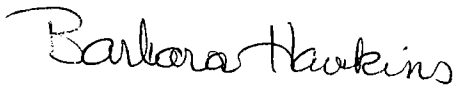
RECOMMENDATION

It is recommended that the City Council appropriate \$40,000 in Measure B Funds, adopt plans and specifications and award a contract in the amount of \$87,000, including contingency, to Richard Heaps Electric, Inc. for Pole-Mounted Radar Speed Display Signs Project, No. P.W.06-05-05.

Respectfully submitted,



Matthew T. Naclerio
Public Works Director



Barbara Hawkins *by gc*
City Engineer

MTN:BH:gc

cc: Measure B Watchdog Committee

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CITY OF ALAMEDA
MEMORANDUM

Date: December 14, 2005

To: Honorable Mayor and
Councilmembers

From: Debra Kurita
City Manager

Re: Recommendation to Adopt a Resolution to Apply for a Bicycle Transportation Account Grant to Enhance the North Approach to the Bay Farm Island Bicycle Bridge, Appropriate Measure B Funds as Local Match, and Authorize the Public Works Director to Execute all Necessary Grant Documents

BACKGROUND

Each year Caltrans distributes approximately \$5 million in competitive grants through its Bicycle Transportation Account (BTA). This program provides funding for projects that improve safety and convenience of bicycle commuters. The City proposes to submit a BTA grant application to enhance the north approach to the Bay Farm Island Bridge.

DISCUSSION

The Bay Farm Island Bicycle Bridge is a key facility in the City's bicycle network, linking Bay Farm with the main island. While the bridge is heavily used by students who live on Bay Farm Island and attend Lincoln Middle School, access is also provided from the main island to the Harbor Bay Business Park and the ferry terminal, and from Bay Farm to Park Street, the Towne Centre shopping area, and the Fruitvale BART station.

Currently the sidewalk on the north approach of the bridge is five feet wide. The Caltrans recommended minimum width for a multi-use path or a Class I bikeway is 10 feet. Based on the number of bicyclists and pedestrians using the sidewalk, staff recommends that a wider bicycle facility be provided to enhance operations. The proposed project will construct a 10-foot wide asphalt path adjacent to the existing sidewalk by narrowing the northbound travel lane on Fernside Boulevard from the Aeolian Yacht Club driveway to San Jose Avenue. There will still be sufficient width to safely accommodate automobiles along this section of Fernside Boulevard. In addition, the project will construct new curb, gutter and sidewalk; install new street trees, landscaping and irrigation; and relocate existing drainage structures and streetlights.

**Re: Reso 4-I
12-20-05**

BUDGET CONSIDERATION/FINANCIAL ANALYSIS

The Bicycle Transportation Account funds 90 percent of project costs and requires a 10 percent local match. The estimate for improving the north approach of the Bay Farm Island Bicycle Bridge is \$632,200. The required 10 percent local match of \$63,220 will be provided from the City's Measure B Bicycle/Pedestrian allocation.

MUNICIPAL CODE/POLICY DOCUMENT CROSS REFERENCE

This action will not affect the Municipal Code.

RECOMMENDATION

Adopt a resolution to apply for a Bicycle Transportation Account grant to enhance the north approach to the Bay Farm Island Bicycle Bridge, appropriate Measure B funds as local match, and authorize the Public Works Director to execute all necessary grant documents.

Respectfully submitted,



Matthew T. Naclerio
Public Works Director



Barry Bergman *by gc*
Program Specialist II

MTN:BB:gc

cc: Watchdog Committee
Carrie Dole, Finance

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CITY OF ALAMEDA RESOLUTION NO. _____

APPLYING FOR A BICYCLE TRANSPORTATION ACCOUNT GRANT TO ENHANCE THE NORTH APPROACH TO THE BAY FARM ISLAND BICYCLE BRIDGE, APPROPRIATE MEASURE B FUNDS AS LOCAL MATCH, AND AUTHORIZE THE PUBLIC WORKS DIRECTOR TO EXECUTE ALL NECESSARY GRANT DOCUMENTS

WHEREAS, the California Department of Transportation (Caltrans) has allocated Bicycle Transportation Account (BTA) funds for bicycle projects for the fiscal year 2006/07; and

WHEREAS, the City of Alameda wishes to apply to Caltrans for \$568,980 in BTA funds to construct a multi-use path and associated improvements to enhance access to the Bay Farm Island Bicycle Bridge; and

WHEREAS, Bicycle Transportation Account funding guidelines require that local agencies fund at least 10% of the total project cost, or \$63,220; and

WHEREAS, the City has \$63,220 in funds available in Measure B sales tax revenues to provide the required local matching funds for the proposed project;

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Alameda authorizes the application with Caltrans for BTA funds for the project described above, appropriate Measure B funds as the 10% local match, and authorizes the Public Works Director to execute all necessary grant documents.

* * * * *

I, the undersigned, hereby certify that the foregoing Resolution was duly and regularly adopted and passed by the Council of the City of Alameda in regular meeting assembled on the 20th day of December, 2005, by the following vote to wit:

AYES:

NOES:

ABSENT:

ABSTENTIONS:

IN WITNESS, WHEREOF, I have hereunto set my hand and affixed the official seal of said City this 20th day of December 2005.

Lara Weisiger, City Clerk
City of Alameda

Resolution # 4-I CC
12-20-05

Approved as to Form

CITY ATTORNEY

CITY OF ALAMEDA

Memorandum

To: Honorable Mayor and Councilmembers

From: Debra Kurita
City Manager

Date: December 13, 2005

Re: Resolutions amending the Alameda City Employees Association Salary Schedule, the Management and Confidential Employees Association Salary Schedule, and Exhibit A-1 of the Executive Management Compensation Plan established by Council Resolution 13545 and amended by Resolutions 13626 and 13689.

BACKGROUND

The Memorandum of Understanding for the Alameda City Employees Association (ACEA) was adopted in 2004 and covers the period July 1, 2003 through June 30, 2006. The proposed resolution establishes the hourly salary range on the ACEA salary schedule for the new classification of Plan Check Engineer.

The Memorandum of Understanding for the Management and Confidential Employees Association (MCEA) was adopted in 2002 and covers the period September 9, 2002 through December 31, 2004. The proposed resolution establishes the biweekly salary range on the MCEA salary schedule for the new classifications of Development Services Division Manager and Golf Services Manager and for the existing classifications of Golf Course Maintenance Superintendent and Building Official.

Resolution 13545 approving salary and benefit adjustments for executive management employees was approved in 2002 and was amended by Resolution 13626 in 2003 and by Resolution 13689 in 2004, and covers the period November 1, 2002 through June 30, 2004. The proposed resolution amends Resolution 13545, Exhibit A-1 of the Executive Management Compensation Plan for the classifications of Assistant City Manager and Planning and Building Director.

DISCUSSION

ACEA:

In order to enhance the City's ability to recruit and retain qualified Registered Professional Engineers to perform structural plan check review in the Building Services Division of the Planning and Building Department, staff has reviewed both the classification and compensation assigned to this work and is recommending development of a Plan Check

Re: Resos 4-J

12-20-05

Engineer classification to replace both Associate Civil Engineer positions currently designated to this work. The Plan Check Engineer specialization is representative of both industry standards and practices of other cities. Compensation is being recommended at a rate five percent above that of Associate Civil Engineer and six percent below the current salary survey median for Plan Check Engineer in order to maintain equity with existing City salaries and to avoid salary compaction.

MCEA:

In order to address long-term continuous acting assignments in the Development Services Department and at the Golf Complex, action is being taken to create new and update existing classifications with corresponding salary ranges.

In November 2001, the Community Improvement Commission contracted for a study of four Development Services positions designated to function as division managers, each over one of the department's four divisions: Community Programs and Housing, Base Reuse and Redevelopment, Business Development, and Finance and Administration. As a result, incumbents assigned to various classifications have served in this capacity since 2001 and have been assigned acting pay. The new Development Services Division Manager classification establishes a salary range equivalent to the acting pay level. It is anticipated that incumbent employees who are currently functioning in this division manager capacity will be reclassified according to Civil Service provisions to the new class; upon such action all acting pay for these incumbents will be eliminated.

In the mid 1990s, substantive Golf Complex functions and activities were moved from contract or vendor purview to in-house operations. Classifications were developed based on an anticipated operational structure, which largely accommodated actual needs. However, two positions were insufficiently structured and incumbents have been assigned acting pay since 1999. After review, staff is recommending development of the Golf Services Manager classification and upgrade of the Golf Course Maintenance Superintendent classification. It is anticipated that the incumbent employee who is currently functioning in the Golf Services Manager capacity will be reclassified according to Civil Service provisions to the new class. No additional action aside from this resolution is necessary for implementation to apply to the incumbent Golf Course Maintenance Superintendent. Upon implementation, all acting pay for these incumbents will be eliminated.

In order to address compensation incongruity between the Building Official and other division manager positions of similar purview, particularly those where there is a corresponding level of responsibility, the salary schedule for the Building Official classification is recommended to a level equivalent to that of City Engineer. No additional action aside from this resolution is necessary for implementation.

Executive Management:

In 1992, in lieu of a four percent salary increase, all management and confidential employees, including department heads and other executive managers, were adjusted from a five-day workweek to a four-day workweek. The proposed resolution reestablishes the five-day alternate workweek with resultant salaries for the classifications of Assistant City Manager and Planning and Building Director.

BUDGET CONSIDERATION/FINANCIAL IMPACT

The maximum impact of these changes to the General Fund for the remainder of Fiscal Year 2005/2006 is approximately \$28,000. These additional expenditures will be met with salary savings from the first half of the fiscal year.

For the positions in the Development Services Department and at the Golf Complex, there is no financial impact to the General Fund budget as their respective current budgets include such costs.

RECOMMENDATION

It is respectfully recommended that the City Council adopt resolutions:

- Amending the Alameda City Employees Association (ACEA) Salary Schedule by Establishing the Salary Range for the Classification of Plan Check Engineer.
- Amending the Management and Confidential Employees Association (MCEA) Salary Schedule by Establishing Salary Ranges for the Classifications of Development Services Division Manager, Golf Services Manager, Golf Course Maintenance Superintendent and Building Official.
- Amending Exhibit A-1 of the Executive Management Compensation Plan Established by Council Resolution 13545 and Amended by Resolutions 13626 and 13689 to Establish a Five-Day Workweek Alternative with Corresponding Salary Ranges for the Classifications of Assistant City Manager and Planning and Building Director.

Respectfully submitted,



Karen Willis
Human Resources Director

CITY OF ALAMEDA RESOLUTION NO. _____

AMENDING THE ALAMEDA CITY EMPLOYEES ASSOCIATION (ACEA) SALARY
SCHEDULE BY ESTABLISHING THE SALARY RANGE FOR THE CLASSIFICATION OF
PLAN CHECK ENGINEER

BE IT RESOLVED by the Council of the City of Alameda that the salary resolution of Alameda City Employees Association (ACEA) is hereby amended by establishing the salary rates, salary range, salary steps and benefits for the classification of Plan Check Engineer designating those as applicable to these classifications in the service of the City of Alameda.

CITY OF ALAMEDA
ALAMEDA CITY EMPLOYEES ASSOCIATION
Effective December 25, 2005

Code	Classification <i>NON-EXEMPT</i>	HOURLY							
		Step AA	Step A	Step B	Step 1	Step 2	Step 3	Step 4	Step 5
3230	Plan Check Engineer	\$32.08	\$33.68	\$35.36	\$37.13	\$38.99	\$40.94	\$42.99	\$45.14

Forty (40) hour work week.

* * * *

Resolutions # 4-J CC
12-20-05

APPROVED AS TO FORM
CITY ATTORNEY

I, the undersigned, hereby certify that the foregoing Resolution was duly and regularly adopted and passed by the Council of the City of Alameda in a regular meeting assembled on the _____ day of _____, 2005, by the following vote to wit:

AYES

NOES:

ABSENT:

ABSTENTIONS:

IN WITNESS, WHEREOF, I have hereunto set my hand and affixed the seal of said City this ____ day of _____, 2005.

Lara Weisiger, City Clerk
City of Alameda

CITY OF ALAMEDA RESOLUTION NO. _____

AMENDING THE MANAGEMENT AND CONFIDENTIAL EMPLOYEES ASSOCIATION
(MCEA) SALARY SCHEDULE BY ESTABLISHING SALARY RANGES FOR THE
CLASSIFICATIONS OF DEVELOPMENT SERVICES DIVISION MANAGER, GOLF
SERVICES MANAGER, GOLF COURSE MAINTENANCE SUPERINTENDENT AND
BUILDING OFFICIAL

BE IT RESOLVED by the Council of the City of Alameda that the salary resolution of Management and Confidential Employees Association (MCEA) is hereby amended by establishing the salary rates, salary ranges, salary steps and benefits for the classifications of Development Services Division Manager, Golf Services Manager, Golf Course Maintenance Superintendent, and Building Official designating those as applicable to these classifications in the service of the City of Alameda.

CITY OF ALAMEDA
MANAGEMENT AND CONFIDENTIAL EMPLOYEES ASSOCIATION
Effective December 25, 2005

Code	Classification <i>EXEMPT</i>	BI-WEEKLY				
		Step 1	Step 2	Step 3	Step 4	Step 5
1701*	Development Services Division Manager	\$4086	\$4290	\$4504	\$4729	\$4965
5206*	Golf Services Manager	\$2903	\$3048	\$3200	\$3360	\$3528
5210	Golf Course Maintenance Superintendent	\$3050	\$3202	\$3362	\$3530	\$3706
3205 *	Building Official					

* Thirty-seven and one-half (37 ½) hour original work week; other classifications have forty (40) hour original work week.

* * * *

Approved as to Form

[Signature]

CITY ATTORNEY

I, the undersigned, hereby certify that the foregoing Resolution was duly and regularly adopted and passed by the Council of the City of Alameda in a regular meeting assembled on the _____ day of _____, 2005, by the following vote to wit:

AYES

NOES:

ABSENT:

ABSTENTIONS:

IN WITNESS, WHEREOF, I have hereunto set my hand and affixed the seal of said City this ____ day of _____, 2005.

Lara Weisiger, City Clerk
City of Alameda

CITY OF ALAMEDA RESOLUTION NO. _____

AMENDING EXHIBIT A-1 OF THE EXECUTIVE MANAGEMENT
COMPENSATION PLAN ESTABLISHED BY COUNCIL RESOLUTION 13545
AND AMENDED BY RESOLUTIONS 13626 AND 13689 TO ESTABLISH A FIVE-
DAY WORKWEEK ALTERNATIVE WITH CORRESPONDING SALARY RANGES
FOR THE CLASSIFICATIONS OF ASSISTANT CITY MANAGER AND
PLANNING AND BUILDING DIRECTOR

WHEREAS, the City Council of the City of Alameda previously adopted City of Alameda Resolution No. 13545 and amended by Resolutions 13626 and 13689 establishing the salary and benefits for the City Clerk, Assistant City Manager, Deputy City Manager, Human Resources Director and Executive Management Team Members (who include Development Services Director, Public Works Director, Chief Financial Officer, Planning and Building Director, Executive Director of the Housing Authority, Recreation & Park Director, General Manager of the Golf Complex, Information Technology Director, Library Director and General Manager, Alameda Power and Telecom) for the period commencing November 1, 2002 and ending June 30, 2004; and

WHEREAS, staffing vacancies and changes to operational standards call for provisions to grant appropriate compensation and benefits for the five-day workweek as an alternative to the existing salary and benefits for the Assistant City Manager and Planning and Building Director positions.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF ALAMEDA, DOES
RESOLVE, DECLARE, DETERMINE AND ORDER AS FOLLOWS:

1. Effective December 25, 2005, the Council hereby amends Exhibit A-1 of the Executive Management Compensation Plan to City of Alameda Resolution 13545 as amended by Resolution 13626 and 13689 to grant appropriate compensation for the five-day workweek as an alternative to the existing salary and benefits for the Assistant City Manager and Planning and Building Director positions.
2. That the position classifications, salary rates, salary ranges, and salary steps are hereby designated as those applicable to the respective classifications in the service of the City of Alameda, originally effective November 1, 2002, as amended on March 3, 2004 and ending June 30, 2004.

Code	Classification <i>EXEMPT</i>	BI-WEEKLY				
		Step 1	Step 2	Step 3	Step 4	Step 5
1052*	Assistant City Manager	\$5417	\$5668	\$5972	\$6270	\$6583
1061*	Planning and Building Director	\$4583	\$4812	\$5250	\$5305	\$5570

*Thirty-seven and one-half (37 ½) hour workweek.

* * * *

Approved as to form
[Signature]
CITY ATTORNEY

I, the undersigned, hereby certify that the foregoing Resolution was duly and regularly adopted and passed by the Council of the City of Alameda in a regular meeting assembled on the _____ day of _____, 2005, by the following vote to wit:

AYES

NOES:

ABSENT:

ABSTENTIONS:

IN WITNESS, WHEREOF, I have hereunto set my hand and affixed the seal of said City this ____ day of _____, 2005.

Lara Weisiger, City Clerk
City of Alameda

CITY OF ALAMEDA

MEMORANDUM

To: The Honorable Mayor
and Members of the City Council

From: Debra Kurita
City Manager

Date: November 29, 2005

Re: Authorizing a Letter of Welcome to Asuchio, El Salvador Civic Leaders

Background

In 2004, members of the Social Services Human Relations Board (SSHRB) and local volunteers formed the Alameda Sister City Workgroup. The Workgroup was established to examine and evaluate the status of Alameda's existing Sister City relationships and to determine the interest in and commitment to developing a new Sister City relationship with Wuxi, China. The long-term goal of the Workgroup is to spin off the Sister City project to a community-based non-profit organization.

Discussion/Analysis

The Sister City Workgroup was organized to evaluate and promote new sister city and friendship relations with other international cities. Work is ongoing to develop and implement a Sister City structure and locate residents who are interested in working on the various aspects of the project. The Sister City workgroup has expressed an interest in developing a relationship with Asuchio, El Salvador. Likewise, Asuchio officials, who have hosted Alameda residents on several occasions, are interested in forming a relationship with Alameda.

Officials of Asuchio, have received a letter of introduction from SSHRB members, and have also returned a letter expressing Asuchio's interest in furthering the relationship. There is energy to establish an Asuchio committee under the Sister City Workgroup umbrella. The Asuchio committee would function similarly to the Wuxi committee which sponsored the successful visit last May and which is planning a delegation to Wuxi in Spring 2006.

Fiscal Impact

There is no impact on the General Fund. The Workgroup and its committees will engage in fundraising as necessary to support a "spin-off" non-profit and specific Sister City activities. The City itself would not be obligated to pay for travel or accommodations of visiting delegations.

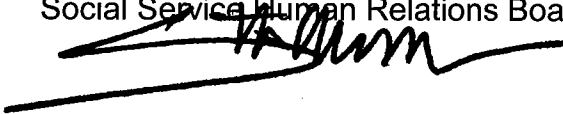
Recommendation

It is recommended that the City Council authorize the Mayor, on behalf of the City Council and residents of Alameda, to execute a letter welcoming Asuchio officials and residents who might travel to Alameda in the future.

Respectfully submitted,



Robert Bonta, President
Social Service Human Relations Board



Stewart Chen, Chair
SSHRB Sister City Workgroup

SC/JF/CB:sb



Jim Franz, Co-Chair
SSHRB Sister City Workgroup

cc: Social Service Human Relations Board

Dedicated to Excellence, Committed to Service

Dec 06 05 11:04a

Supervisor Lai-Bitter

510-268-8004

p. 2

COUNTY COUNSEL*Memorandum*

Date: December 5, 2005
To: Ruben Briones, Supervisor's Assistant, QIC 20101
From: Brian E. Washington, Assistant County Counsel, QIC 20104
Subject: Questions Regarding Lead Abatement Program

The following addresses the questions that you and Mark Allen raised to me in emails in November.

Any legal problem in agreeing with the cities to ask only those questions that directly relate to determining the viability of an increase in the fee to fund the Lead Program?

There are no legal impediments to doing this?

Can we establish safeguards to ensure that none of the data collected could be used by the consultants at a later date for other political campaigns?

This would be a matter of contract between the lead program (acting through the County as I understand it) and the political consultant. I am not familiar with what industry norms are for political consulting/surveying contracts, but for most professional service contracts that the County enters that involve producing a written product, the County indicates that the written product at the end belongs exclusively to the County. In addition to this normal language, the contract could indicate that the underlying data collected will be the exclusive property of the County (or the JPA) and could not be used by the consultant for any other purpose. As a practical matter, it would be difficult to enforce/monitor a consultant's compliance with such a provision, but if it is a reputable company, the contractual requirement should be enough. Alternatively, we could require that the consultant turn over all material and not even maintain a copy for their records. Since consultants usually insist on keeping copies of their work and data developed, I do not think we would have success in getting consultants to agree to that approach.

In addition, one councilmember also asked for clarification as to whether if public funds were used to finance the collection of the data is that data public?

Information collected would be subject to the Public Records Act. Certainly, the final report would be a public record. Anything that constitutes "preliminary drafts, notes, or intra-agency or interagency memoranda that are not retained by the public agency in the ordinary course of business" might qualify as an exception to the Public Records Act.

Please contact me with any questions regarding the foregoing.

cc: Richard E. Winnie, County Counsel
James Sorenson, Director, CDA
Mark Allen, CDA

**Re: 7-A
12-20-05**